



Fulmor Heights Home Ownership Association
201 Fitch Road
Hatboro, Pennsylvania 19040
(215) 675-1626 (215) 675-3548
FulmorHeights@comcast.net

Member Shed Requirements and Procedures

Physical Requirements

1. Maximum shed size 10'x12' (120 sq. ft).
2. Maximum shed height 10'
3. Shed placement must be 10' from nearest structure.
 - If replacing an existing shed, this requirement applies.
4. Shed placement must be 3' from exterior property line.
 - If replacing an existing shed, this requirement applies.
5. Shed foundation may be cement, stones or pylons.
 - If placed on a stone base, foundation must be framed out with pressure treated lumber (4"x4" or 6"x6") to prevent erosion.
6. Shed must be anchored securely to the foundation or ground
 - If cement is the foundation, the shed must be bolted into the cement. If the shed is being placed upon stones or pylons, the shed must be anchored to the ground. Home improvement stores sell shed anchoring kits for this purpose.
7. The shed must conform to color specifications on file in the Association Office.
 - Rubbermaid sheds 4'x6' and smaller **DO NOT** require a permit and do not require anchoring.
 - Rubbermaid sheds 7'x7' and larger **DO** require a permit, all physical requirements must be met and the shed must be anchored.

Paperwork Procedure

1. A simple drawn site plan depicting your home and where you wish to place the shed must be submitted with your shed request.
2. If the shed is pre-fabricated off-site and/or will be dropped off at your home, you must supply the manufactures brochure that describes the shed, what it is constructed of and states the exact measurements.
3. If the shed is being built on-site, your contractor must submit
 - a drawing of the shed
 - describe the shed
 - state what the shed is constructed of
 - state the exact measurements

Note: your chosen contractor must be licensed in Upper Moreland.

4. Fulmor Heights Maintenance Supervisor must physically look at and approve the proposed location of the shed.
5. All paperwork will be submitted to the Board of Directors 5 days prior to their monthly Board meeting (please contact the Association Office for meeting dates).

Please note:

- *If any of the required paperwork is missing or incomplete, your shed request cannot be accepted and referred to the Board of Directors for approval.*
- *The requirements are governed by Upper Moreland Township, not Fulmor Heights.*
- *Any damage to common areas or lawns will be the member's responsibility to repair within a timely manner (1-2 weeks from shed delivery). If the damaged area is not repaired, Maintenance will repair and charge the member accordingly.*

Once you have met all of the above requirements and processes, a letter will be supplied to Upper Moreland township stating that you, the member, has the permission of Fulmor Heights to place a shed. The Township will then investigate your request and proceed accordingly. Should you have additional questions, please contact Upper Moreland Code Enforcement Office, 117 Park Avenue, Willow Grove, 215-659-3100 extension 1032.